157.0	0007	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	758,300 / 758,300
					USE VALUE:	758,300 / 758,300
					ASSESSED:	758,300 / 758,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
135		GEORGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PERHANIDIS TED/JESSICA
Owner 2:	
Owner 3:	
Street 1:	135 GEORGE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RADNOFSKY KENNETH A/NANCY L -
Owner 2:	-
Street 1:	138 DRIFTWOOD DRIVE
Twn/City:	SEABROOK
St/Prov:	TX Cntry:
Postal:	77586

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1935, having primarily Aluminum Exterior and 2264 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	338,300		420,000	758,300
Total Card	0.138	338,300		420,000	758,300
Total Parcel	0.138	338,300		420,000	758,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.00 /Parcel: 335.00

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104997

GIS Ref

GIS Ref

Insp Date 05/21/18

!12341!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0007-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	338,300	0	6,000.	420,000	758,300		Year end	12/23/2021
2021	101	FV	326,800	0	6,000.	420,000	746,800		Year End Roll	12/10/2020
2020	101	FV	326,700	0	6,000.	420,000	746,700	746,700	Year End Roll	12/18/2019
2019	101	FV	258,400	0	6,000.	420,000	678,400	678,400	Year End Roll	1/3/2019
2018	101	FV	213,900	0	6,000.	354,000	567,900	567,900	Year End Roll	12/20/2017
2017	101	FV	213,900	0	6,000.	324,000	537,900	537,900	Year End Roll	1/3/2017
2016	101	FV	213,900	0	6,000.	276,000	489,900	489,900	Year End	1/4/2016
2015	101	FV	200,700	0	6,000.	240,000	440,700	440,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:24:56

LAST REV

Date	Time
06/08/21	12:34:47
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12341

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RADNOFSKY KENNE	51342-538		6/23/2008		445,000	No	No		
RADNOFSKY MATTH	44836-125		3/21/2005	Family	1	No	No		
	15369-344		12/1/1983		80,000	No	No		Y

USER DEFINED

Prior Id # 1:	104997
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	860	Addition	218,000	O				
6/15/2011	585	Re-Roof	8,700					
7/24/2008	825	Manual	4,330					remove chimney

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2018	MEAS&NOTICE	BS	Barbara S
4/26/2018	Meas/Inspect	DGM	D Mann
4/26/2018	Permit Visit	DGM	D Mann
12/1/2008	Meas/Inspect	345	PATRIOT
12/2/1999	Meas/Inspect	268	PATRIOT
6/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.16040254
Const Adj.:	1.00769961
Adj $ / SQ:	128.627
Other Features:	97394
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	415622
Depreciation:	77306
Depreciated Total:	338316

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2 HB

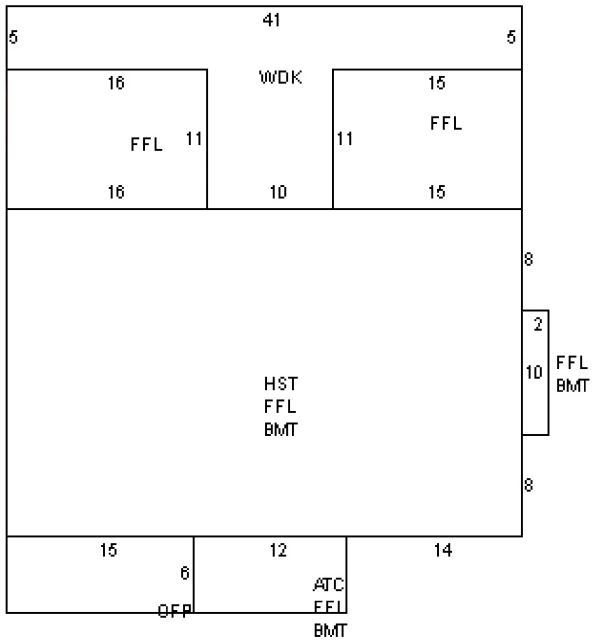
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	128.63
Special Features:	0	Val/Su Net:	93.45
Final Total:	338300	Val/Su SzAd	164.45

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,499	128.630	192,812
BMT	Basement	1,158	41.060	47,545
HST	Half Story	533	128.630	68,558
WDK	Deck	315	9.250	2,912
OFP	Open Porch	90	35.100	3,159
ATC	Attic	25	128.630	3,241

Net Sketched Area:	3,620			Total:	318,227
Size Ad	2057.2	Gross Area	4200	FinArea	2264

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0007-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	11X14	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:		Total Special Featues:	Total: